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## WARRANTY DEED

007036

FRANK J, STURTEVANT, JR. of Waterville, County of Kennebec and State of Maine for consideration paid, grants to FRANK J. STURTEVANT, JR. and BETTY STURTEVANT of Waterville, County of Kennebec, and State of Maine, with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land located on the Northerly side of Lincoln Street in Waterville, Kennebec County, Maine, and further bounded and described as follows, to wit:

Beginning at a ½" steel pin set with identifying cap labeled "PLS #2254" located on the Northerly side of Lincoln Street, marking the Southeasterly corner of land now or formerly of James R. and Marcia J.H. Maheu as recorded in the Kennebec County Registry of Deeds in Book 2917 at Page 92.

Thence, North three degrees fifty seven minutes East (N 03° 57' E) along land of said Mahue for two hundred seventy seven and zero tenths feet (277.0') to an iron pipe found marking the Northeasterly corner of land of said Mahue. Said iron pipe also marks land now or formerly of Bernard W. and Bettina Mortin as recorded in the Kennebec County Registry of Deeds in Book 1494, Page 395.

Thence, North fifty eight degrees thirteen minutes East (N 58° 13' E) along the land of said Mortin for one hundred eighty and nine tenths feet (180.9') to a ½" steel pin set with identifying cap labeled "PLS #2254" marking the Northwesterly corner of land now or formerly of Ronald A. and Joni D. Plourde as recorded in the Kennebec County Registry of Deeds in Book 3899, Page 263.

Thence, South three degrees fifty seven minutes West (S 03° 57' W) along the land of said Plourde for three hundred eighty and nine tenths feet (380.9') to a bent iron pipe found at the base of a telephone pole on the Northerly side of Lincoln Street marking the Southwesterly corner of land of said Plourde.

Thence, North eighty six degrees forty five minutes West (N 86° 45' W) along the Northerly side of Lincoln Street for one hundred forty six and nine tenths feet (146.9') to a ½" steel pin with identifying cap labeled "PLS #2254" and the point of beginning.

The herein described parcel of land contains one and one tenths acres (1.1 acres) and is the same parcel of land as described in a Deed of Distribution from Frank J. Sturtevant, Jr., Personal Representative of the estate of Frank J. Sturtevant, Sr. to Frank J. Sturtevant, Jr.

and recorded in the Kennebec County Registry of Deeds in Book 4926, Page 325.

Bearings and distances are from a January 1999 sketch plan for Frank Sturtevant. The bearing are magnetic North 1999.

WITNESS our hands and seals this 11<sup>th</sup> day of March, 1999.

Ruth E. Lemiery  
WITNESS

Frank J. Sturtevant, Jr.  
FRANK J. STURTEVANT, JR.

THE STATE OF MAINE  
Kennebec, ss.

March 11, 1999

Then personally appeared the above named Frank J. Sturtevant, Jr. and acknowledged the foregoing instrument to be his free act and deed.

Before me, Ruth E. Lemiery  
Notary Public

N9901:Sturtevant deed

FRANK E. LEMIERE  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES AUGUST 13, 1999



RECEIVED KENNEBEC SS.

1999 MAR 12 AM 9:00

ATTEST: Theresa Ruth Mann  
REGISTER OF DEEDS